



**119 Victoria Road, Cirencester, Gloucestershire, GL7 1HA**  
**Asking Price £458,500**

**Cain & Fuller**



**14 Dyer Street • Cirencester • Gloucestershire GL7 2PF**

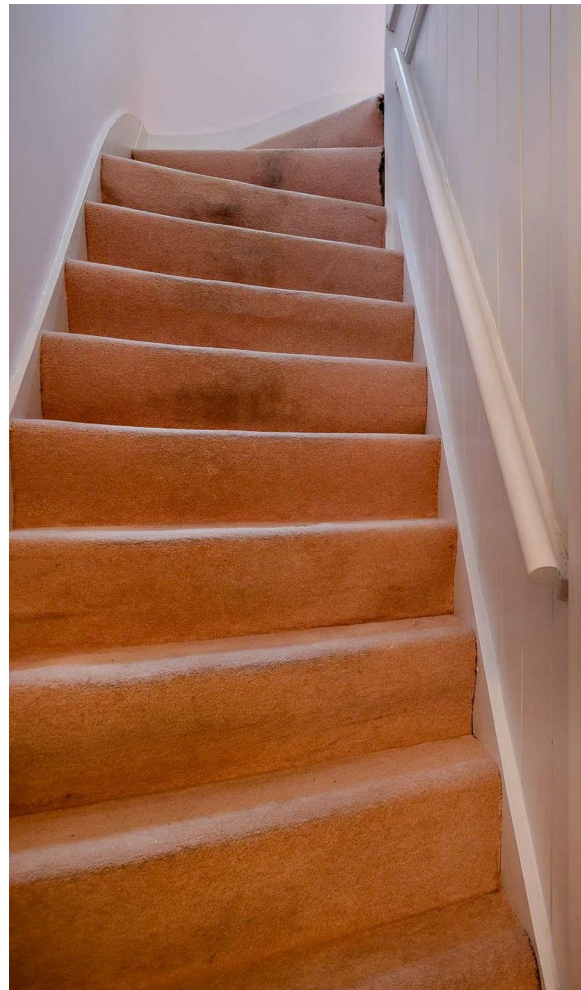
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**Cain & Fuller**

An opportunity to purchase a refurbished and extended three bedroom period red brick town house located in an established position within the very heart of Cirencester close to full range of amenities and facilities and presented in superb condition. The property has been lovingly restored and extended in the recent past and benefits from a balance of modern convenient features aligned with period charm. The living space gives large well proportioned rooms with a selection of features creating a superb family living space. The ground floor is both light and spacious with a well proportioned lounge to the front with attractive bay window, in the very heart of the house a contemporary high specification kitchen/dining/family space with good range of storage and built-in appliances. The kitchen area opens directly onto a large dining/family space with vaulted ceiling and additional sky light windows with doors opening onto the secure rear garden. To the first and second floors there is a selection of three well proportioned bedrooms and a large contemporary family bathroom with freestanding bath and large shower enclosure with window to the rear aspect. Of special mention is the second bedroom which benefits from a neat contemporary en suite shower room a great asset to the family occupier. Externally there are well tended low maintenance gardens with an open aspect to the rear and a large bloc paved area to the front of the house used as occasional parking by the vendor. Properties in Victoria road are rarely available we would urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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### **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

### **Amenities**

Victoria road is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

### **Outside**

To the front of the property the vendor has created a low maintenance bloc paved area where she some times chooses to park a vehicle, pathway to side to the front entrance door.

The rear garden is well maintained and laid out creating a seasonal attractive outside space fully enclosed with rear gated access.

### **Council tax**

Band D

### **Tenure**

Freehold

### **Broadband and mobile reception**

We recommend purchasers to go to Ofcom where details on broadband speed and mobile reception for all areas can be found.

### **EPC**

To follow

### **Viewing**

Through Cain and Fuller in Cirencester the vendors sole agent

### **Agents note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

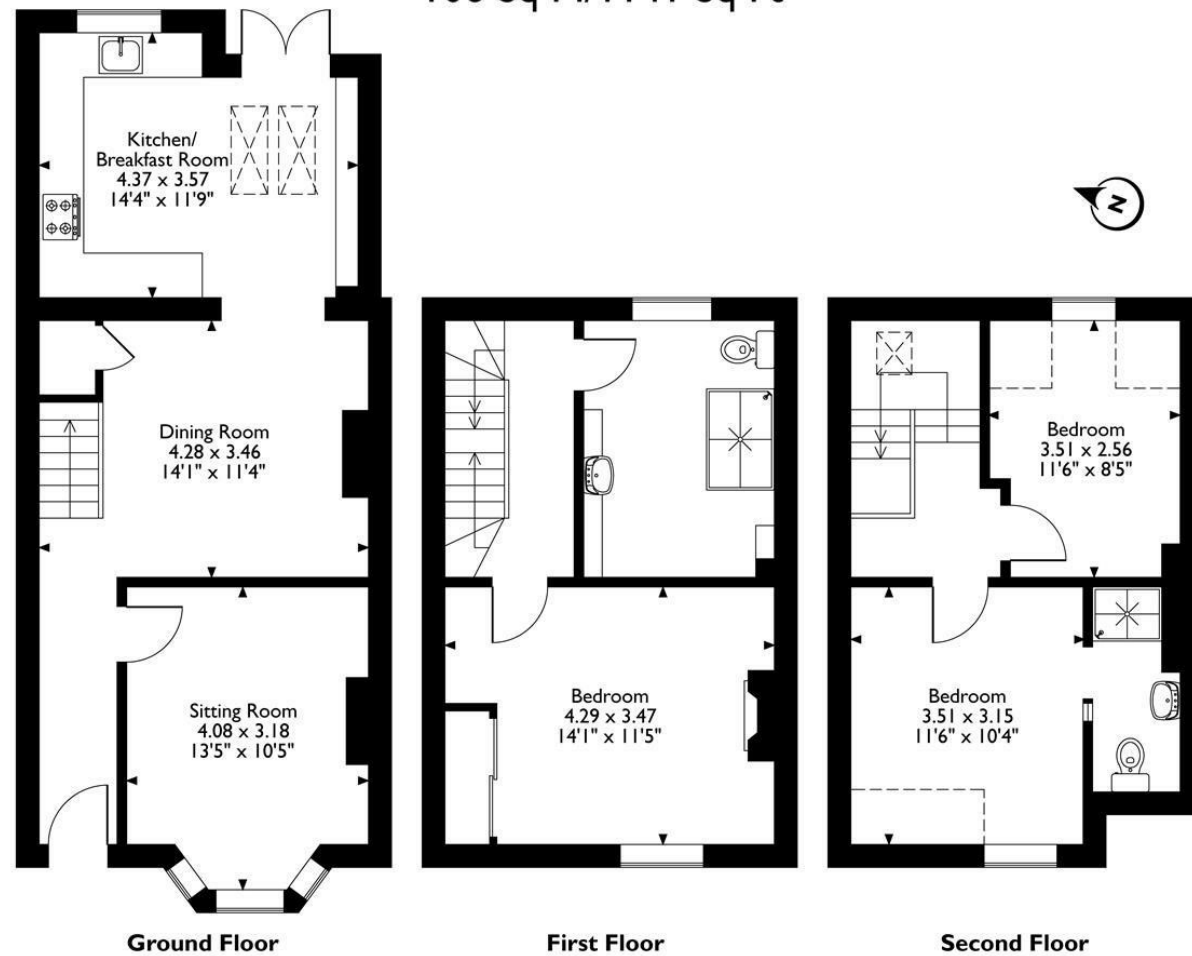








119, Victoria Road, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.